

**Minutes Open Session  
White Township Zoning Board of Adjustment  
January 20, 2022**

There was a reorganization and regular meeting of the White Township Zoning Board of Adjustment on Thursday, January 20, 2022, via Zoom. Present were Board Members: Donald Weidlick, Barry Wessner, James Cooper, Elaine Reichart, Kyle Shoemaker, Paul Mourry, Jack Finamore, and Dennis Smith. Board Member Absent: Jack Shade. Also Present: Attorney Tara St. Angelo and Engineer/Planner Paul Sterbenz. Attorney St. Angelo led the Board in the pledge to the flag and she called the meeting to order at 7:12 p.m. She then announced that notice of this meeting was given in compliance with the “Open Public Meetings Act.”

**SWEARING IN:**

Attorney St. Angelo administered the oath of office to Barry Wessner, James, Cooper, Donald Weidlick, and Dennis Smith.

**REORGANIZATION:**

**Election of Chairman**

Attorney St. Angelo called for nominations for Chairman. Mr. Cooper made the motion to nominate Paul Mourry for Chairman. Motion seconded by Ms. Reichart. With there being no other nominations, the nominations were closed. In a roll call vote, all were in favor of the nomination of Mr. Mourry as Chairman.

**Election of Vice Chairman**

Mr. Cooper made the motion to nominate Jack Shade as the Vice Chairman. Motion seconded by Ms. Reichart. In a roll call vote, all were in favor of the nomination of Mr. Shade as Vice Chairman.

**Appointment of Board Professionals**

Mr. Cooper made the motion to appoint Tara St. Angelo as the Board Attorney. Motion seconded by Ms. Reichart. Roll call vote, all were in favor.

Ms. Reichart made the motion to appoint Paul Sterbenz, as the Board Engineer/Planner. Motion seconded by Mr. Cooper. Discussion on the motion: Mr. Cooper stated that he has a philosophical concern over the appointment of the Zoning Board Engineer/Planner being the same as the Governing Body and Planning Board; however, he will support the nomination for this year. In a roll call vote, all were in favor.

**Appointment of Board Secretary**

Mr. Cooper made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Ms. Reichart. In a roll call vote, all were in favor.

**Designation of Meeting Date, Time and Place/Designation of Official Newspapers**

Mr. Cooper made the motion to designate the meeting dates as the third Thursday of the Month, at 7:00 p.m., at the White Township Municipal Building, 555 CR 519, Belvidere, N.J. unless otherwise noted, and the designation of the Official Newspapers (Star Ledger and Express Times NJ Zone edition), same as the governing body. Motion seconded by Mr. Shoemaker. In a roll call vote, all were in favor.

**OPEN TO THE PUBLIC:**

Ms. St. Angelo reviewed the Zoom instructions for this evening's meeting.

Chairman Mourry opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public.

**MEMORIALIZING RESOLUTION:**

**#478 Christopher Pozarycki & Darren Muso, Block 34, Lot 24**

Steven Gruenberg, Esq., Conflict Attorney, reviewed the minor modifications to the draft Resolution and he stated that both Mr. Lowcher and Mr. Sterbenz agreed to the modifications.

Mr. Cooper made the motion to adopt the Resolution, as amended this meeting. Motion seconded by Mr. Mourry. In a roll call vote, all were in favor, except for Ms. Reichart and Mr. Shoemaker who abstained.

**OLD NEWS:**

**#476 Skoog Holdings, LLC, Block 54.01, Lot 2-Hearing**

Mr. Smith recused himself. Ms. St. Angelo reviewed where the Board left off at the last meeting. She stated that testimony had concluded at the December meeting and public comments was to resume this evening. Mr. Cooper asked if the Board addressed the flooding concerns that were raised by the Krouses. Mr. Mourry stated that he thinks that flooding issue can be addressed later in the hearing.

The hearing was opened to the public.

Marie Magnini stated that she supports Mr. Skoog and his application.

Linda Stettler stated that she supports Mr. Skoog as a businessman in Belvidere. She stated that the neighbors are in support of the proposed project. She stated that economic development is important to the Township.

Nantambu Brown stated their concerns and in some cases they have been addressed. He asked that the communication continue to be open to the concerns raised by those that are directly adjacent to the property/project and that they are sensitive to the neighbors, whether it be security cameras, traffic, and reasonable operating hours,

Carrie Schwinof stated that she supports Mr. Skoog and the proposal.

Michael Scarpone stated that he attended the hearings and he had several questions, which were addressed by Mr. Sterbenz. He stated that he hopes that the Board will vote in favor of Mr. Skoog's proposal .

With there being no further public comment, the hearing was closed to the public.

Mr. Sterbenz stated that he has provided 4 reports and he stated that many of his comments have been addressed and the remainder items can be conditions of an approval. He reviewed the amendments to the plans and the progress made. Mr. Mourry commented on the gate. Mr. Sterbenz stated that he is in support of the gate. Mr. Mourry also commented on gasoline as a hazardous material stored in a lawn mower, etc... Mr. Sterbenz stated that any items with gasoline would not be allowed to be stored based on the Ordinance. He then addressed the landscaped buffer, which was also addressed by Ms. St. Angelo.

Michael Selvaggi, Esq., representing the Applicant, then provided a lengthy summation in support of an approval of the proposed project. He asked that the Board grant the relief requested and he thanked

the Board and everyone who participated.

Jay Bohn, Esq., representing the Krouses, also thanked the Board and he provided a lengthy summation in opposition of the proposed project. He asked that the application be denied.

Mr. Selvaggi commented on Mr. Bohn's presentation and he stated that engineering testimony was provided and they have addressed the engineering standards and the objectors did not offer credible counter evidence.

Ms. St. Angelo presented the Coventry Square Case and the standards, which she reviewed for the Board. The Board reviewed the proposal with the Board Professionals and the possible conditions of an approval were discussed.

Mr. Shoemaker made the motion to grant the Variance and Site Plan Approval, as per the conditions outlined by the Board Professionals. Motion seconded by Ms. Reichart. Discussion on the motion: The Board discussed the proposal and the variances required. Mr. Shoemaker and Ms. Reichart agreed to amend their motion to include the variances as discussed. Board Secretary Schemm confirmed that both Mr. Shoemaker and Ms. Reichart certify that they have viewed the exhibits and listened to the audio of the meetings that they have missed, and they are eligible to vote on this matter. In a roll call vote, all were in favor.

Mr. Smith resumed his place on the Board.

**MINUTES APPROVED:**

The minutes of the December 16, 2021, meeting were distributed to all Board Members prior to this evening's meeting.

Ms. Reichart made the motion to adopt the minutes. Motion seconded by Mr. Cooper. In a voice vote, all were in favor, except for Mr. Shoemaker, who abstained.

**PAYMENT OF BILLS:** The following vouchers were submitted:

Gebhardt & Kiefer-General	644.00
Gebhardt & Kiefer-General	330.00
Gebhardt & Kiefer-Cheema	66.00
Gebhardt & Kiefer-General	198.00
Howard Shoemaker-Escrow Refund	519.00

Mr. Cooper made the motion to approve the vouchers. Motion seconded by Mr. Shoemaker. In a roll call vote, all were in favor.

**OTHER:**

**Annual Report**

Ms. St. Angelo stated that she will have the annual report ready for next month. She also stated that she would look into the local county bar associations to see if they would be providing a refresher course for those that may be interested.

**ADJOURNMENT:** In a motion made and seconded, the meeting was adjourned at 9:23 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
2/28/20